

### LEGEND

Site

N

**Notes:**

1. Street adjacent to the northern border of the site is incorrectly labeled in the underlying USGS National Map as "SCHOOL ST." The correct street designation according to local tax maps is "MILOS WAY."

## FIGURE: Exhibit A-1 USGS Map

**QC LABORATORY**  
835 WEST AVENUE  
PORT READING,  
MIDDLESEX COUNTY, NEW JERSEY

<b>Project #:</b>	1114J01	<b>Drawn:</b>	1/29/2021
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	RC

### Earth Systems

Environmental Engineering  
1625 Highway 71, Belmar, NJ 07719  
T. 732.739.6444 | F. 732.739.0451

This map was developed using New Jersey Department of Environmental Protection Geographic Information System Digital Data, but this secondary product has not been verified by NJDEP and is not state Authorized. Source: NAD 1983 (2011) New Jersey State Plane FIPS 2900 US FT.

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data





Date: March 13, 2020  
DPK Job No. 20-8716

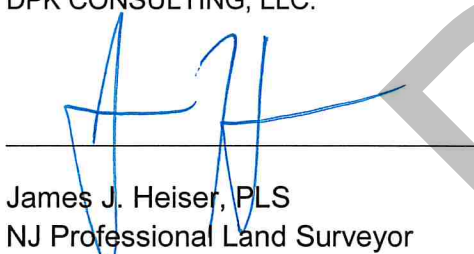
Description of a Deed Notice Area across Tax Lots 1.01 & 1.02 Block 664.01 in the Township of Woodbridge, Middlesex County, New Jersey.

BEGINNING at a point of intersection of the southeasterly line of West Avenue (66 foot wide right of way per tax map) and the southwesterly line of Milos Way, formerly known as School Street, (60 foot wide Right of Way per tax map) said point having State Plane Grid coordinates, NAD 83 of North: 630,470.9 East: 560,809.7 (US Survey feet) and running; thence,

1. Along Milos Way, South 65° 23' 01" East, 200.00 feet to a point; thence,
2. Along Conrail Railroad, South 24° 36' 59" West, 688.46 feet to a point; thence,
3. Along the dividing line between Tax Lot 1.02 Block 664.01 & Tax Lot 1.02 Block 668, North 36° 57' 09" West, 227.43 feet to a point; thence,
4. Along West Avenue, North 24° 36' 59" East, 580.18 feet to the point and place of BEGINNING.

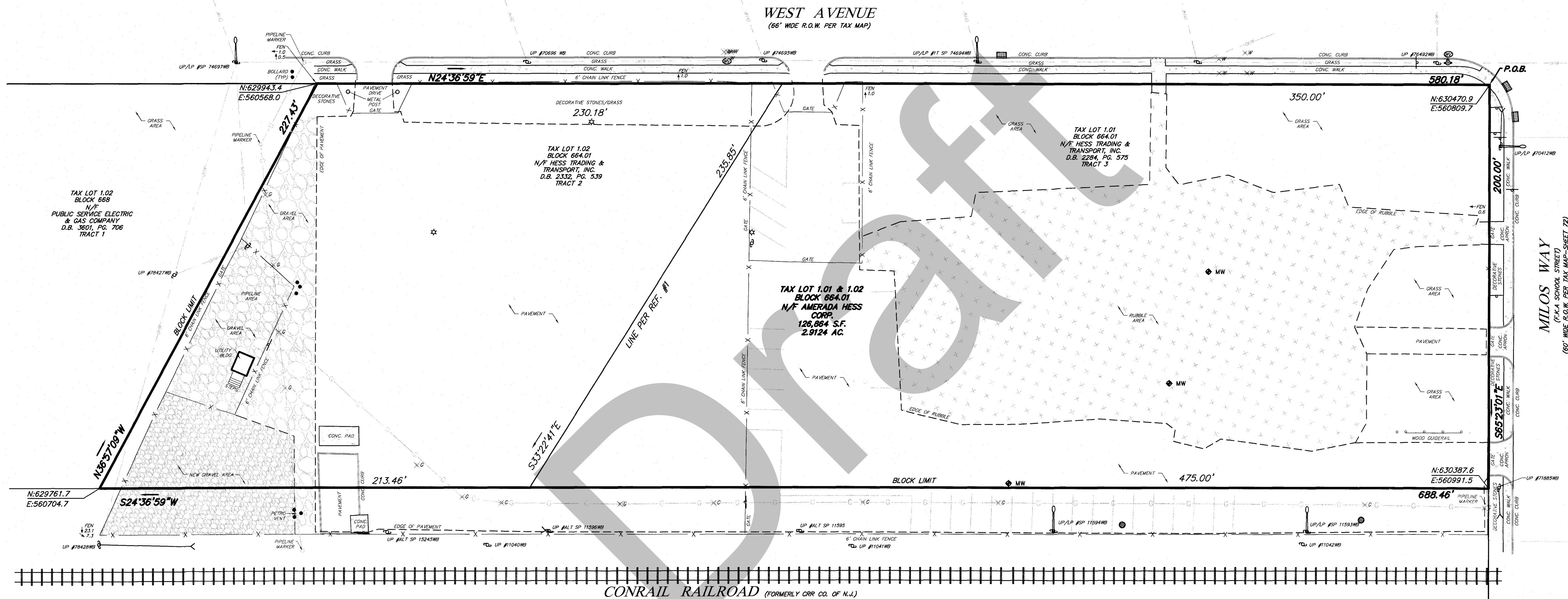
Containing 126,864 square feet or 2.9124 acres of land, more or less.

The above description is prepared with reference to a map entitled "Boundary Survey Tax Lots 1.01 & 1.02 Block 664.01 West Avenue & Milos Way Township of Woodbridge, Middlesex County, New Jersey" dated March 13, 2020 prepared by DPK CONSULTING, LLC.



James J. Heiser, PLS  
NJ Professional Land Surveyor  
License #24GS04331100

SYMBOL LEGEND			
CONC. MONUMENT FND	FIRE HYDRANT	MAIL BOX	CLEAN OUT
I.P. / I.B. FND	D.C. DEPRESSURED CURB	CABLE TV BOX	GAS
TACK / STAKE FND	L.S.A. LANDSCAPED AREA	TELEPHONE BOX	WATER
WETLAND FLAG	D.W.P. DETECTABLE WARNING PAD	A/C UNIT	ELECTRIC
SPOT ELEVATIONS	MANHOLE	ELECTRIC METER	TELEPHONE
TRAFFIC SIGNAL POLE	"A"-INLET	GAS METER	CABLE TV
UTILITY POLE	"B"-INLET	WATER METER	TREE
GUY WIRE	"E"-INLET	WATER VALVE	SHRUB
LIGHT POLE	UTILITY POLE W/LIGHT	FLARED END SECTION	BOLLARD
UTILITY POLE W/LIGHT			MONITORING WELL
SIGN			WELL

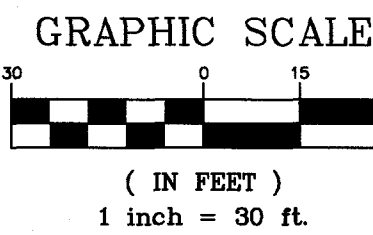


#### GENERAL NOTES:

- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY DPK. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF FEBRUARY 6, 2020.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PREMISES ARE COMMONLY CORNER OF WEST AVENUE & MILOS WAY, WOODBRIDGE, NEW JERSEY.
- ALSO KNOWN AS LOTS 1.01 & 1.02 IN BLOCK 664.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY, NEW JERSEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (OAS:8-36.3) AND N.J.A.C. 13:46-5.1(i)(2).
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

#### MAP REFERENCES:

- MAP ENTITLED "MAP OF PROPERTY SURVEYED FOR HESS TRADING & TRANSPORT INC. SITUATED IN WOODBRIDGE TOWNSHIP, MIDDLESEX CO. N.J." PREPARED BY CARL F. WHEELER, L.S. & P.E. DATED NOVEMBER 6, 1961, LAST REVISED MARCH 22, 1962



## BOUNDARY SURVEY TAX LOTS 1.01 & 1.02

BLOCK 664.01  
WEST AVENUE & MILOS WAY  
TOWNSHIP OF WOODBRIDGE  
MIDDLESEX COUNTY NEW JERSEY

DRAWING FILE:  
20-8716LS00

PROJECT NUMBER:  
20-8716

SHEET  
1

REV. 0



DPK CONSULTING, LLC  
201 PEACHTREE AVENUE, SUITE 201  
PEACHTREE CITY, NJ 08854  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 2404804220

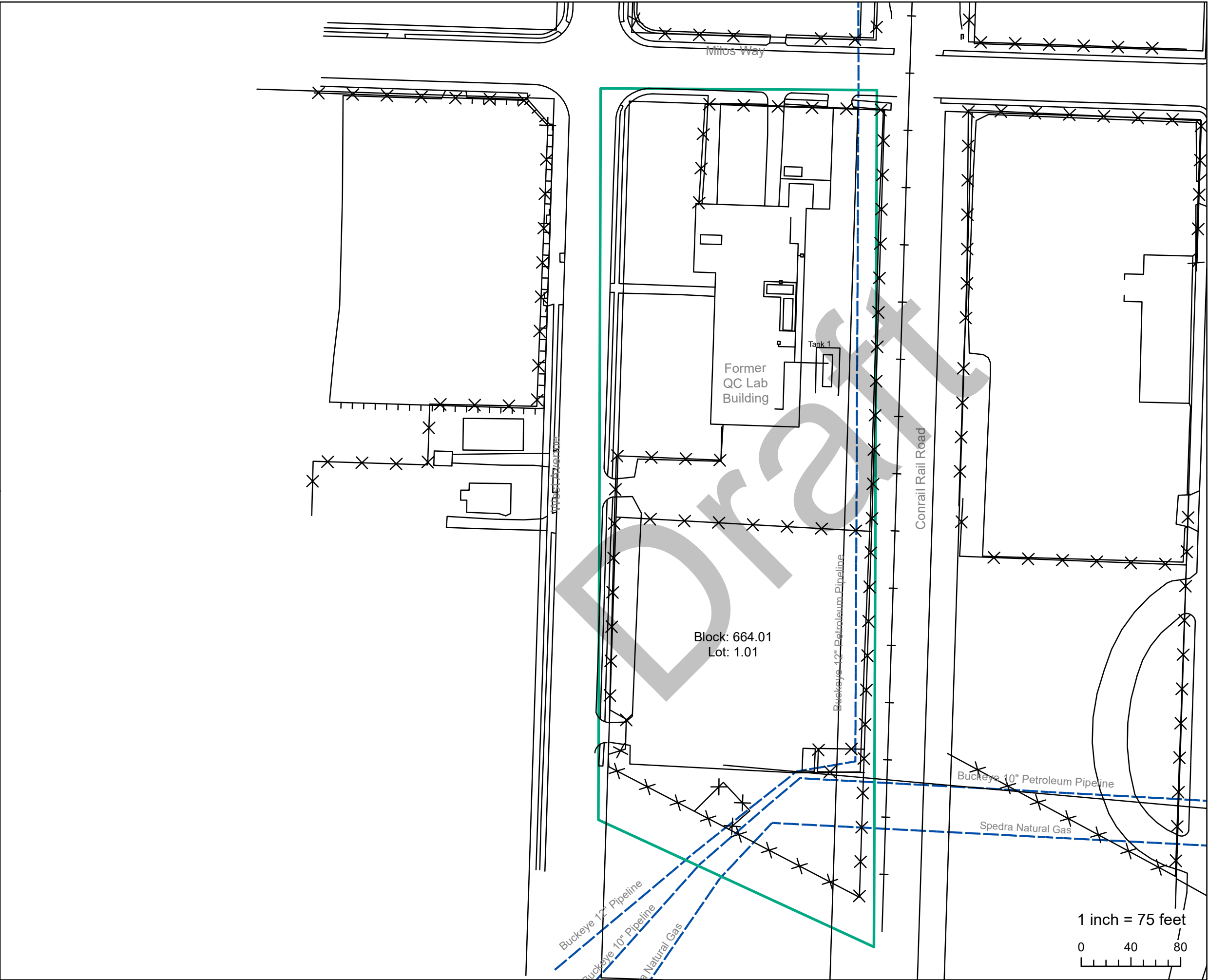
In consideration of the mutual covenants between the client listed above and the undersigned, I have prepared this survey and the accompanying information and data, which I have personally observed and verified, and I hereby certify that the same are true and correct to the best of my knowledge and belief, and I am not aware of any facts or circumstances which might render this survey or the accompanying information and data misleading or incomplete. This survey is made in accordance with the provisions of the New Jersey Surveying Act, N.J.S.A. 15:27, and I am duly licensed as a Professional Land Surveyor in the State of New Jersey. My license number is 2404804220. I am not aware of any facts or circumstances which might render this survey or the accompanying information and data misleading or incomplete. This survey is made in accordance with the provisions of the New Jersey Surveying Act, N.J.S.A. 15:27, and I am duly licensed as a Professional Land Surveyor in the State of New Jersey. My license number is 2404804220.

DATE: 3/13/2020  
N.J. LIC. 2404804220  
PA. LIC. 2404804220  
CT. LIC. 2404804220  
James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

REV. DATE DESCRIPTION

BY CHKD





LEGEND

- Deed Notice Boundary
- =Third Party Pipelines



FIGURE: Exhibit A-3  
Property Map

QC LABORATORY  
835 WEST AVENUE  
PORT READING,  
MIDDLESEX COUNTY, NEW JERSEY

Project #:	1114J01	Drawn:	2/05/2020
SRP PI#:	006148	Drawn By:	AE



Environmental Engineering  
1625 Highway 71, Belmar, NJ 07719  
T. 732.739.6444 | F. 732.739.0451

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## **EXHIBIT B**

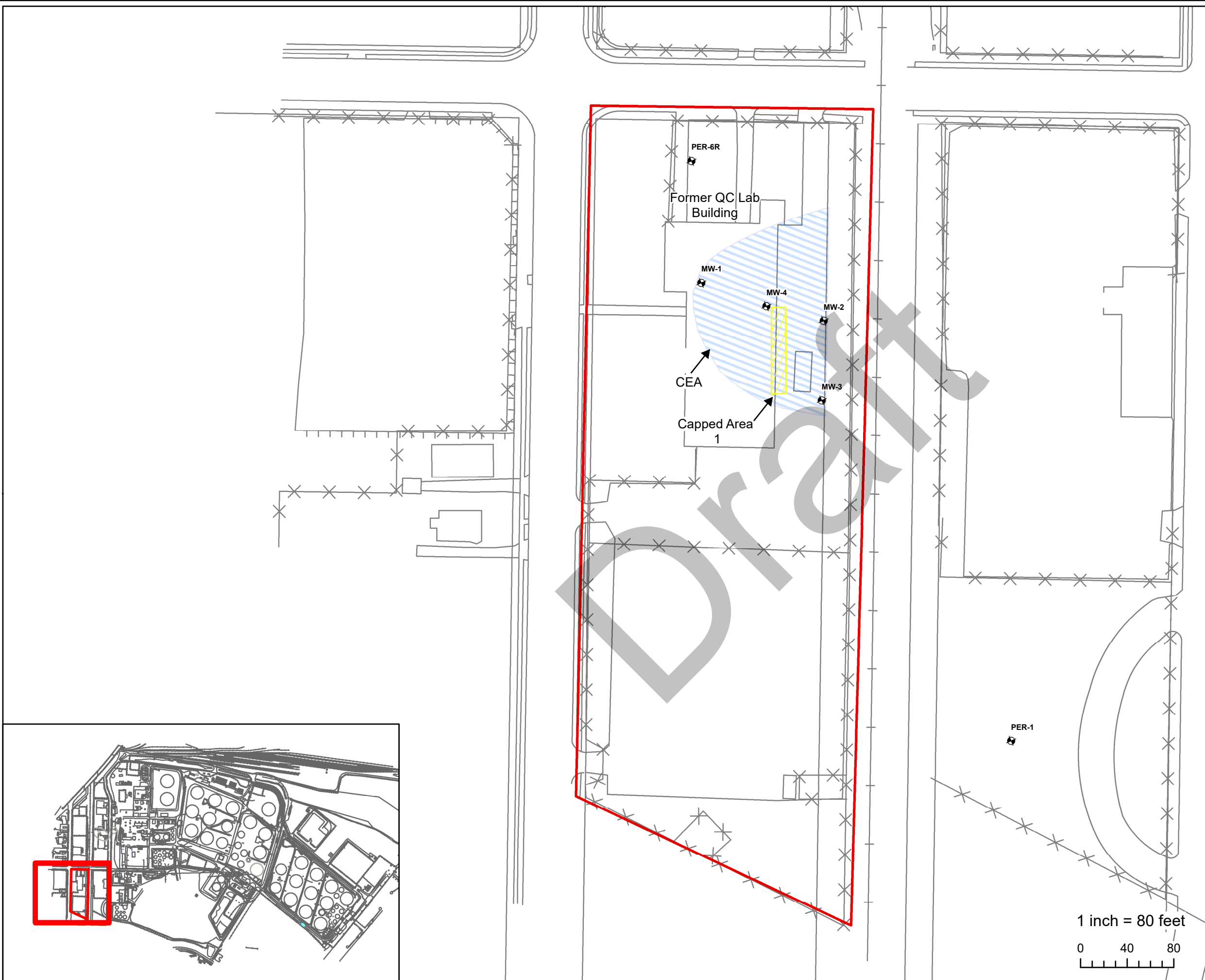
### **Capped Area Maps**

- (A) As-built diagram of each engineering control, including the protective caps. **See the attached map identified as Exhibit B-1A.**
- (B) Designation of all soil and sediment sample locations within the restricted area that exceed any soil or sediment standard that are keyed into one of the tables described in the following paragraph. **See attached maps identified as Exhibit B-1C and Exhibit B-2.**

### **Description of Affected Area**

Analytical results of soil samples taken from beneath the Capped Area 1 and Capped Area 2 revealed concentrations of metal compounds in excess of NJDEP's unrestricted cleanup criteria for soil.





### LEGEND

- Deed Notice Boundary
- Capped Area 1
- CEA Boundary

NOTE:  
Ammonia CEA will be depicted once remainder of the site is characterized.

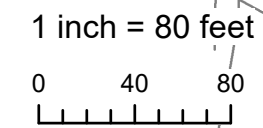
## FIGURE: Exhibit B-1A Capped Area 1

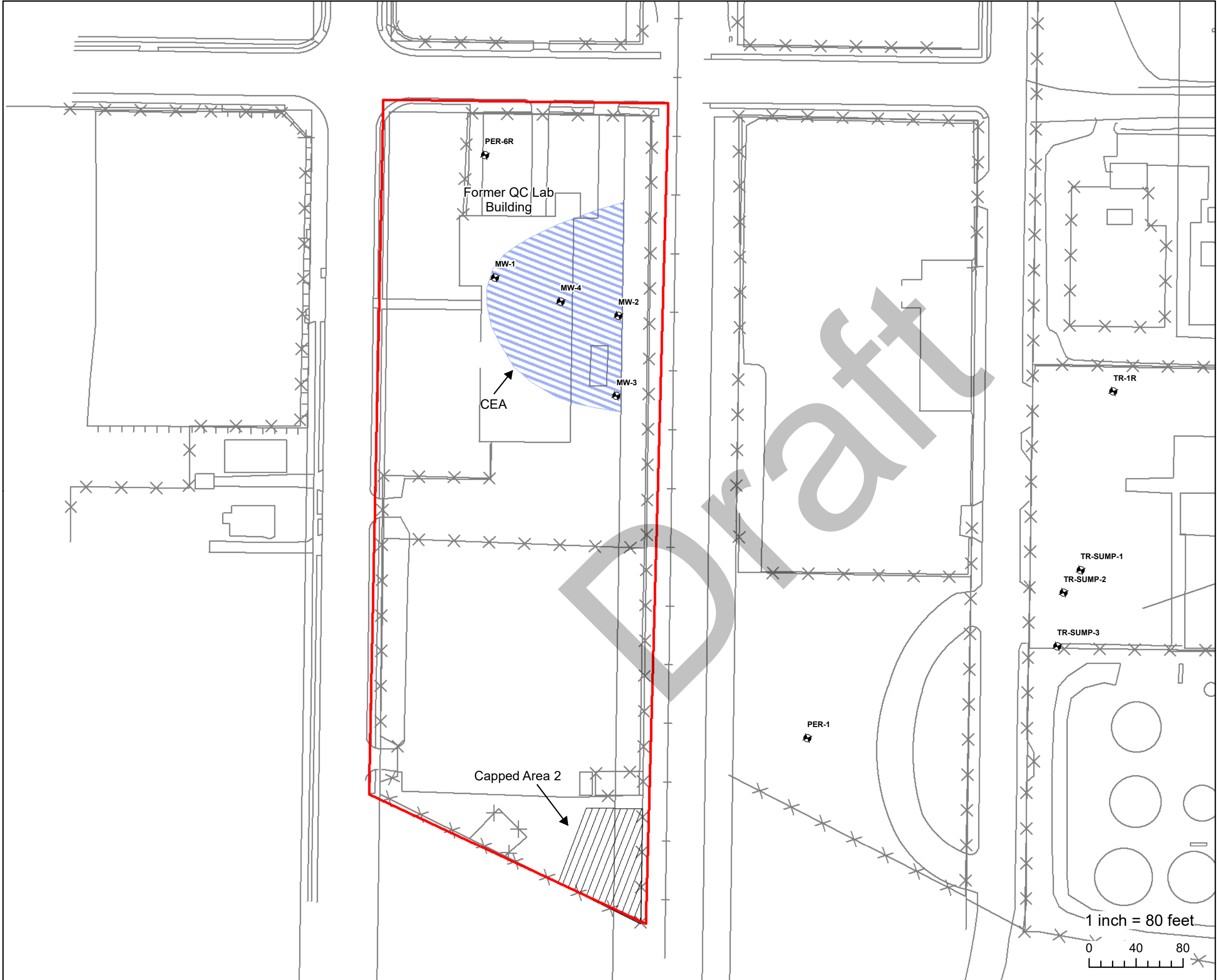
**QC LABORATORY**  
835 WEST AVENUE  
PORT READING,  
MIDDLESEX COUNTY, NEW JERSEY

<b>Project #:</b>	1114J01	<b>Drawn:</b>	10/28/2020
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	AE



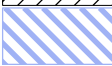
**Earth Systems**  
Environmental Engineering  
1625 Highway 71, Belmar, NJ 07719  
T. 732.739.6444 | F. 732.739.0451

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**LEGEND**

-  Deed Notice Boundary
-  Capped Area 2
-  CEA Boundary

NOTE;  
Ammonia CEA will be depicted  
once remainder of the site is  
characterized.



**FIGURE: Exhibit B-1A  
Capped Area 2**

**QC LABORATORY  
835 WEST AVENUE  
PORT READING,  
MIDDLESEX COUNTY, NEW JERSEY**

<b>Project #:</b>	1114J01	<b>Drawn:</b>	2/05/2020
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	AE



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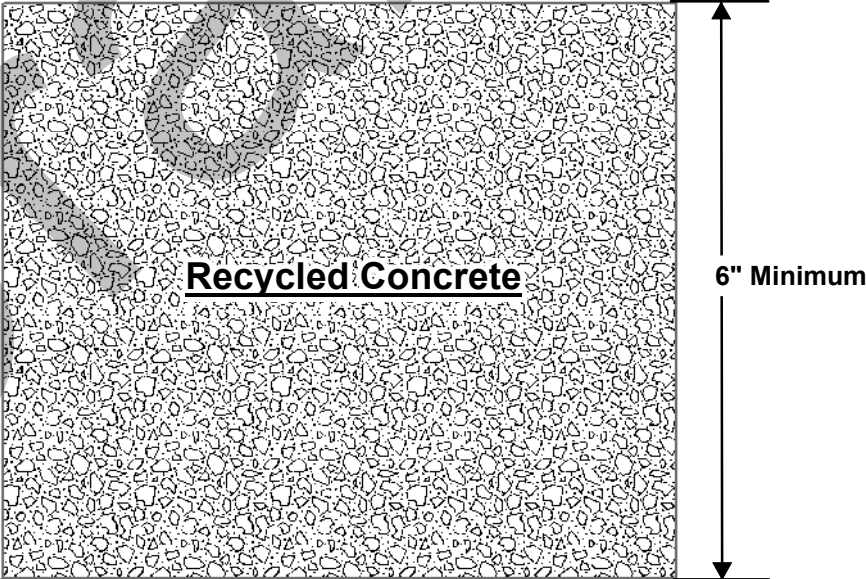
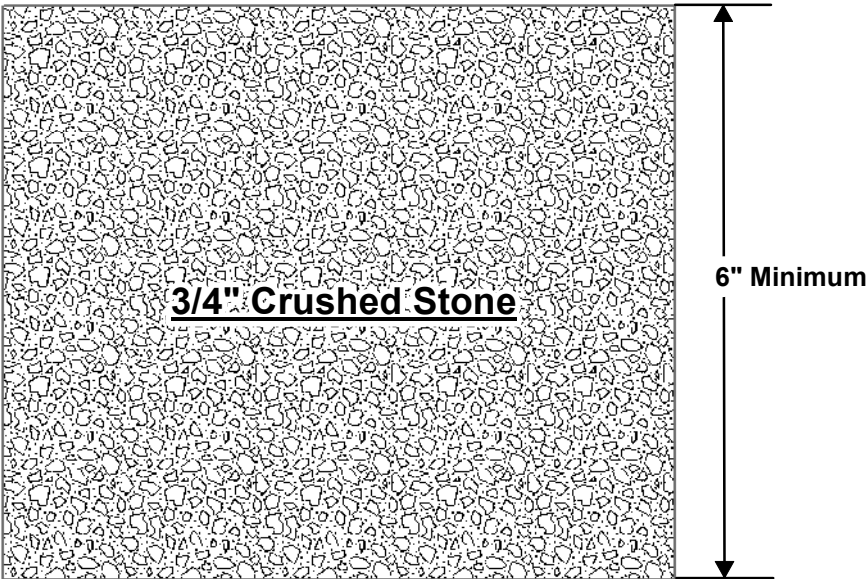


**LEGEND**

Scale: 1 inch = 2 inch

**CRUSHED STONE CAP**

**RECYCLED CONCRETE CAP**



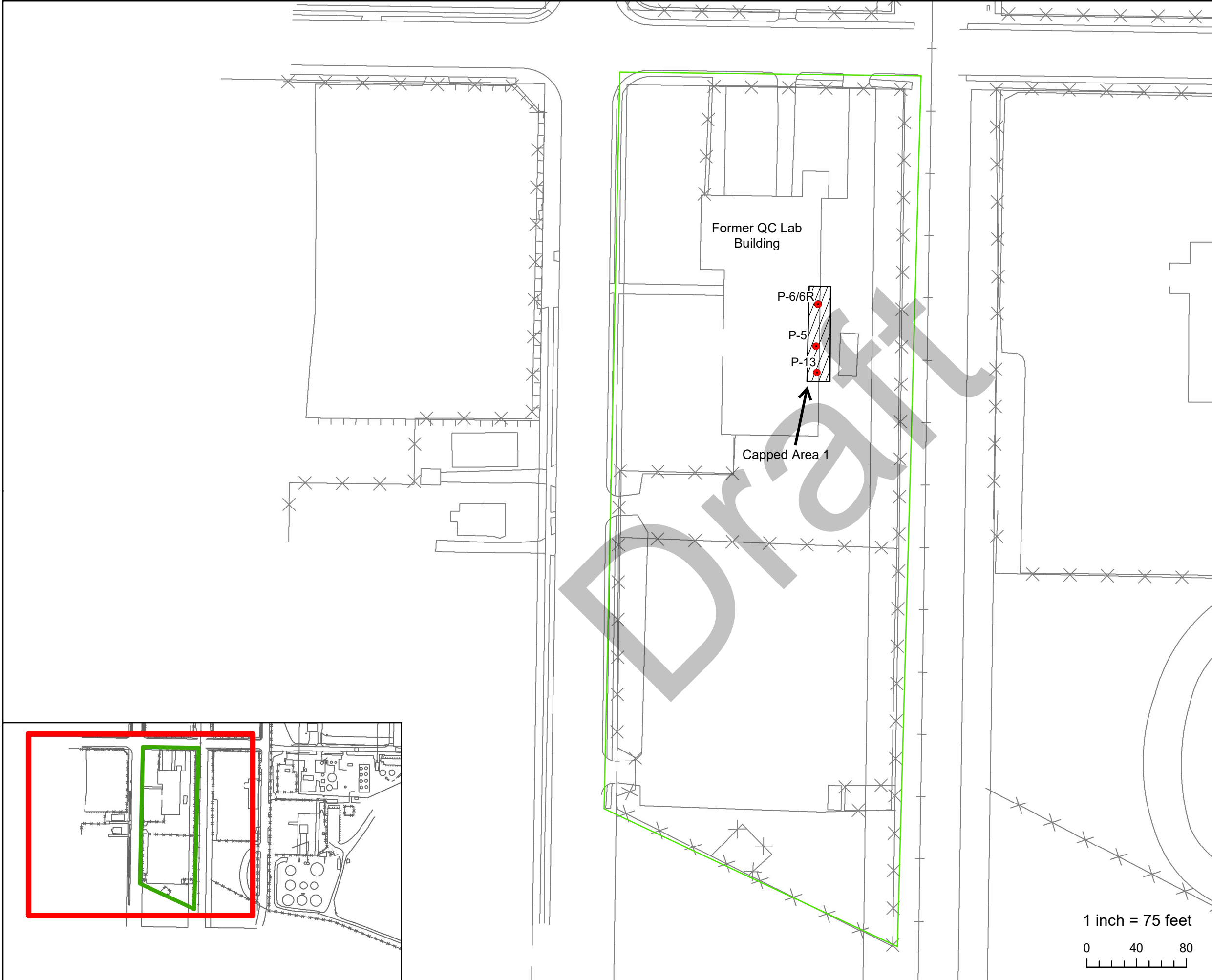
**FIGURE: Exhibit B-1B  
As-Built Diagrams  
Engineering Controls**

**QC LABORATORY  
835 WEST AVENUE  
PORT READING,  
MIDDLESEX COUNTY, NEW JERSEY**



<b>Project #:</b>	1114J01	<b>Drawn:</b>	4/17/2020
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	KJ

**Earth Systems**  
Environmental Engineering  
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**LEGEND**

- 2013 Soil Sample Exceedance
-  Capped Area 1 - Recycled Concrete Cap
-  Deed Notice Boundary



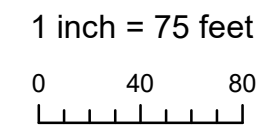
**FIGURE: Exhibit B-1C**  
**Capped Area 1**  
**Soil Results**

**QC LABORATORY**  
**835 WEST AVENUE**  
**PORT READING,**  
**MIDDLESEX COUNTY, NEW JERSEY**

<b>Project #:</b>	1114J01	<b>Drawn:</b>	2/05/2020
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	AE

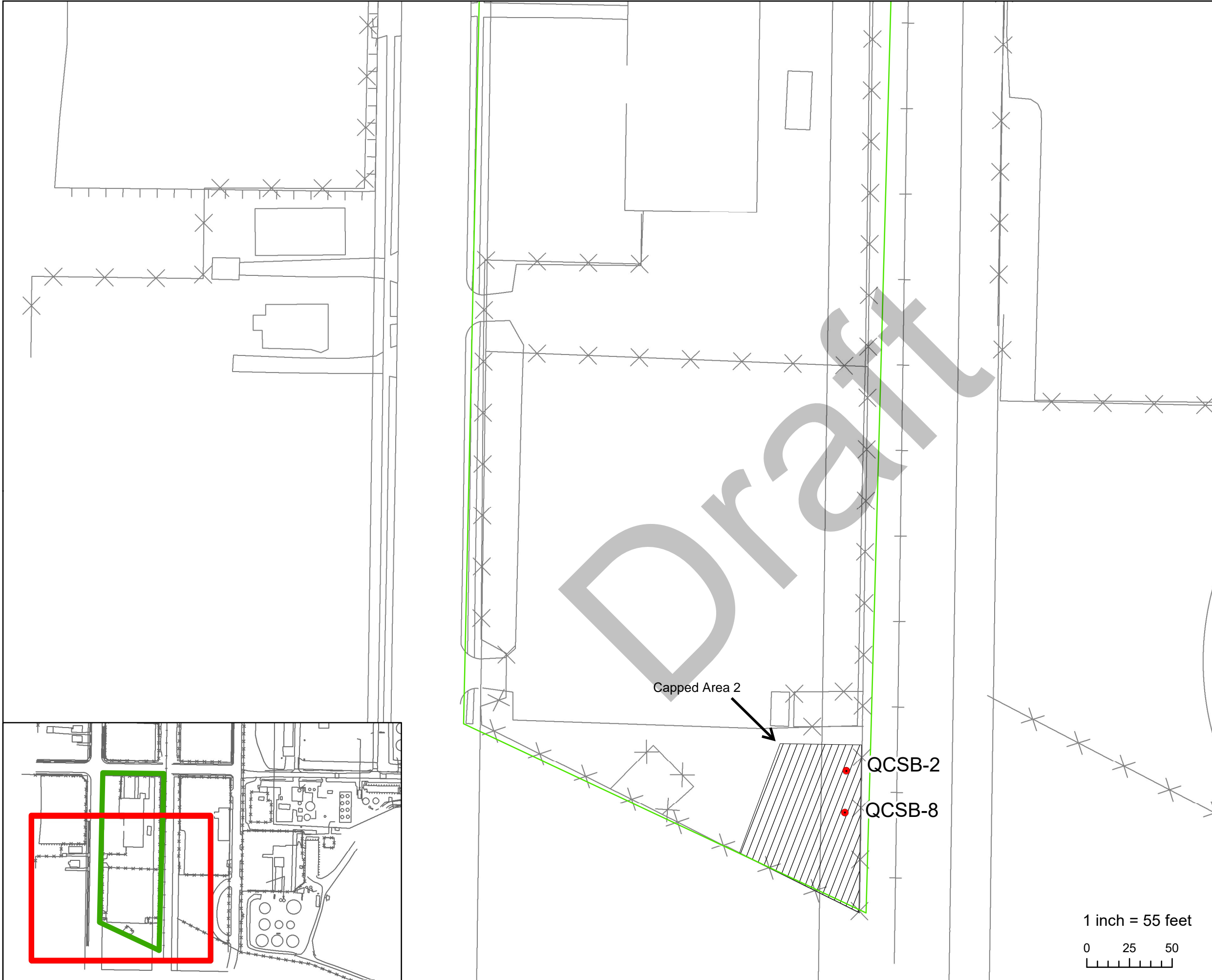


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**LEGEND**

2019 Soil Sample Exceedance

Deed Notice Boundary

Capped Area 1 - Crushed Stone Cap



**FIGURE: Exhibit B-1C**  
**Capped Area 2**  
**Soil Results**

**QC LABORATORY**  
**835 WEST AVENUE**  
**PORT READING,**  
**MIDDLESEX COUNTY, NEW JERSEY**

<b>Project #:</b>	1114J01	<b>Drawn:</b>	2/05/2020
<b>SRP PI#:</b>	006148	<b>Drawn By:</b>	AE

**Earth Systems**

Environmental Engineering

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1 inch = 55 feet

0

25

50

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**Exhibit B-2**  
**Capped Area 1 - Soil Data Table**

Client Sample ID:		CAS Number	NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D)	P-5	P-6	P-13
Date Sampled:						6/21/2013	6/20/2013	12/17/2013
Matrix:						Soil	Soil	Soil
Sample Depth (ft.)						2.0-2.5	2.0-2.5	2.0-2.5
Sample Elevation (MSL)						18.72-19.22	18.72-19.22	18.72-19.22
Metals Analysis								
Arsenic	mg/kg	7440-38-2	19	19	19	2.6	15.9 <sup>a</sup>	78.7
Beryllium	mg/kg	7440-41-7	140	16	0.7	0.51	0.99 <sup>a</sup>	0.68
Lead	mg/kg	7439-92-1	400	800	90	127	9.0 <sup>a</sup>	7.0

**Footnotes:**

<sup>a</sup> Associated CCV outside of control limits high, sample was ND.



**Exhibit B-2**  
**Capped Area 2 - Soil Data Table**

Client Sample ID:		CAS Number	NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	QCSB-2A	QCSB-8
Date Sampled:					4/12/2019	6/20/2019
Matrix:					Soil	Soil
Sample Depth (ft.)					2.5-3.0	3.0-3.5
Sample Elevation (MSL)					16.37-16.87	16.37-16.87
Metals Analysis						
Arsenic	mg/kg	7440-38-2	19	19	108 °C	44.9

**Footnotes:**

<sup>c</sup> Elevated detection limit due to dilution required for high interfering element.

Draft

## **EXHIBIT C**

Narrative Descriptions of the Institutional Controls and Engineering Controls

Draft

## EXHIBIT C - 1

### Deed Notice as Institutional Control

(A) This deed notice is for the property located in the Township of Woodbridge, Middlesex County, New Jersey and identified as Block 664.01, Lot 1.01. The deed notice is for the entire lot which totals approximately 145,463 square feet (3.34 acres) and is further identified in Exhibits A and B.

(B) The following statutory land use restrictions apply to the Restricted Areas:

- i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a child care facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

(C) Hess' remedial action minimized exposure of contaminants to humans and the environment through the use of an institutional control.

The objective of the institutional control is to restrict the use of the property containing levels of contaminants above unrestricted use standards.



## EXHIBIT C-2

### Narrative Description of Engineering Control

The remedial action on Block 664.01, Lot 1.01 includes engineering controls consisting of recycled concrete over Capped Area 1 and crushed stone over Capped Area 2.

#### (A) Engineering Control Description:

##### General Description of the Recycled Concrete:

The recycled concrete is present over a portion of the northern area of the property, including Capped Area 1. The recycled concrete cap consists of the following:

- A layer of recycled concrete 6-inches in thickness.

##### General Description of the Crushed Stone:

The 3/4-inch crushed stone is present over the area identified as Capped Area 2. The crushed stone cap consists of the following:

- A layer of 3/4-inch crushed stone 6-inches in thickness.

#### (B) The objective of the engineering control:

The objective of the engineering control is to cap soil containing metal exceedances while preventing direct contact or exposure to contaminants by creating a physical barrier to exposure and limiting the potential impact to the environment.

#### (C) How the engineering control is intended to function:

The engineering control prevents direct contact and the generation of fugitive dust.

#### (D) Description of the operation and maintenance:

- (1) the Property owner during its ownership and by each subsequent Property owner during its ownership will conduct periodic inspections of the cap to determine its integrity, operability, and effectiveness;
- (2) the Property owner during its ownership and by each subsequent Property owner during its ownership shall verify that the cap is operating as designed and remains protective of public health and safety and the environment including identifying conditions that may be the result of a problem with the pavement. The conditions may include the following: observance of any potholes resulting in exposure of the underlying soil; and observance of an area where settlement has occurred;

- (3) the Property owner during its ownership and by each subsequent Property owner during its ownership will ensure that each alteration, excavation or disturbance of the cap is timely and appropriately addressed to maintain the integrity of the engineering control;
  - (4) the Property owner during its ownership and by each subsequent Property owner during its ownership will inspect and maintain the engineering control to ensure its integrity remains so that the remedial action continues to be protective of the public health and safety and of the environment;
  - (5) the Property owner during its ownership and by each subsequent Property owner during its ownership will maintain a record of the self-inspection dates, name of the inspector, results of the inspection and condition(s) of this engineering control;
  - (6) Any additional sampling necessitated by the requirements of any new standards or applicable regulations shall be conducted accordingly.
- (E) **The biennial certification** will include the following: (1) monitoring report that describes the specific inspection activities conducted in support of the biennial certification to ensure the protectiveness of the remedial action that includes this Deed Notice; (2) an explanation that the engineering controls continue to operate as designed; and (3) the remedial action that includes the engineering control continues to be protective of the public health and safety and of the environment.

#### Engineering Controls Maintenance/Repair Schedule

##### **Maintenance/Repair Schedule**

Periodic monitoring and maintenance by the Property owner during its ownership and by each subsequent Property owner during its ownership will be implemented to ensure the integrity of the cap and will include at a minimum:

1. Annual inspections of the cover systems to verify their integrity and effectiveness.
2. Any changes to land use are subsequently reported to NJDEP.
3. Ensure that the current land use on the property is consistent with the Deed Notice.
4. The property is in compliance with the requirements of applicable regulation and any new standards that may be developed.
5. Any additional sampling necessitated by the requirements of any new standards, regulations, or laws shall be conducted accordingly.

A specific monitoring schedule will be implemented as part of the routine maintenance of the site. Any breaches in the integrity of the caps identified during routine inspections will be repaired accordingly. Necessary repairs will be implemented within a reasonable timeframe, not to exceed 30 days.

**Cap Disturbance**

In the event that the cap is disturbed as a result of utility installation/repair or other work below the cap, the cap will be restored.

**Monitoring and Compliance**

Pursuant to N.J.S.A. 58:10B-13.1, Hess and the Successors shall conduct monitoring for compliance and effectiveness of the institutional control and engineering controls specified in this document and submit a biennial certification to the Department every two years in writing that the institutional and engineering controls are being properly maintained and continue to be protective of public health and safety and the environment. Any such biennial certification shall include the information relied upon to determine that no changes have occurred. The biennial certification will include the following: (1) A monitoring report that describes the specific activities conducted pursuant to the inspections and conducted in support of the biennial certification of the protectiveness of the remedial action that includes this Deed Notice; (2) a statement that the land use at the property is consistent with the restrictions in the Deed Notice; and (3) ensure that the remedial action that includes this Deed Notice continues to be protective of the public health and safety of the environment.

Draft